



Agence Immobilière Valadié

Professionnels de la transaction immobilière depuis 1960

Ref : 7225

• House - Cancon •



DETAILS

Land surface: 27440 m²

Number of bedrooms: 5

Number of levels: 0

Type of heating: POMPE A CHALEUR

Drainage/sewage: NON CONNU

Swimming pool: Yes

Ground floor living: Yes

Work needed: Second work

Fireplace: No

Built: Not specified

Logement économe

≤ 50 A

51 à 90 B

91 à 150 C

151 à 230 D

231 à 330 E

331 à 450 F

> 450 G

Logement énergivore

DPE en cours

Stone house with beautiful view, dominant position, 2 adjoining single-storey houses or just one, stone barn, hangar, garage, above-ground swimming pool.

220 m² living

27 440 m²

- Castillonnès -

12 Place Jasmin

47330 Castillonnès

Tel : 05 53 40 22 69

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Price fees included

181 900 €

Agency fees: 7 % VAT included*

Price without fees: 170 000 €

*The agency fees are entirely at the cost of the purchaser



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Residential house comprising (approximately 97m²):

- entrance to kitchen (12m²) with oven, ceramic hob, extractor hood, sink with a door opening onto a staircase leading to the attic (converted into a bedroom at the time),
- dining room (24.3m²) with insert fireplace no longer used since the installation of the heat pump but which can be brought up to standard,
- living room (19m² with French window opening onto the road,
- laundry room (9.6m²),
- bathroom (9m²),
- bedroom (24.5m²),
- separate toilet.

Upstairs: a bedroom (10.6m²) and attic.

Habitable annex, adjoining the house (approximately 122m²):

- entrance to living room (35.6m²) with French windows opening onto terrace,
- kitchen (13.7m²),
- pantry/laundry room (5.2m²),
- bedroom 1 with cupboards (approx. 10m²),
- hallway with cupboard,
- bedroom 2 (23.9m²), soundproofed between the two houses,
- bathroom and separate toilet under construction,
- bedroom 3 (15m²),
- bathroom with dressing room = to be done (15m²),
- room for the future boiler room,
- hallway with stairs leading to the attic (possibility of making an additional bedroom).

Covered terrace over the entire front of the house (PVC cladding redone in 2006).

Above-ground chlorine swimming pool.

Workshop (280m² - metal frame and sandwich panels), barn (350m² - clay floor, some slabs to be added at the roof level - 4 kennel boxes - small new cumulus present for kitchen project), small garage.

Right of draw.

Miscellaneous:

- individual sanitation to be brought up to standard
- main house = double glazing PVC, aluminum and wood, single glazing in the laundry room and bedroom. / Annex house double glazing PVC everywhere

- PAC from 2022 in the main house and PAC not installed

